

Ridge Stone Tax Increment Reinvestment Zone # 22

Status Report



BACKGROUND

- **Designated:** December 16, 2004
- **Termination Date:** September 30, 2024
- **Developer Initiated**
- **Location:** Medina Base Road and Loop 410
- **Developer:** Big Fish Development On Five, LP
- **Average Sales Price of Home:** Single Family - \$95,000
- **City Council District:** 4
- **Local School District:** Southwest ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 117
- **State Senator District:** 19
- **Proposed Developments:** 234 single-family homes
- **Zone Term:** 19.80 Years
- **Participating Taxing Entities:** City of San Antonio and Bexar County
- **Size:** 40.58 Acres
- **Base Value:** \$1,399,600
- **Zone Current Value:** \$21,865,040.00
- **Amount Paid to Developer:** \$0.00
- **Balance Due:** \$0.00

Construction Schedule

Year	Phase	Proposed Development Single-Family	Actual Development Single-Family
2004	I	18	5
2005	II	54	54
2006	III	162	69
2007	IV		33
2008			17
2009			7
Total		234	185

Participation Summary		
Taxing Entities	COSA	Bexar County
Participation Rate	90%	50%
Maximum Dollar Contribution	\$3,739,938	\$1,028,209
Contribution to Date	\$161,081.00	\$41,326.00

Pending Items: 234 homes proposed, 185 completed.